

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

July 7, 2016

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
 Councilman Christopher Hallum, and Michael Tyler

ABSENT: Mayor Robert Weger and Jonathan Irvine

MOTION: John Lillich moved to excuse the absence of Mayor Weger and
 Jonathan Irvine from tonight's meeting.
 Seconded by Council Hallum
 Roll call: 4 Ayes
 Motion Passes

ALSO PRESENT: Building Commissioner Fred Wyss, BZA Rep Frank Cihula
 City Engineer Pietro DiFranco and Clerk Katherine Lloyd

Correspondence:

- Memo dated 6/23/16 from Assistant City Engineer Kevin Trepal RE: 2515 Maple Hill Rd.-
Plan Review 2
- Memo dated 6/23/16 from Assistant City Engineer Kevin Trepal RE: 2877 Rockefeller Rd.-
Plan Review 2

Disposition of Minutes

Minutes of May 5, 2016

MOTION: Michael Tyler moved to approve the May 5, 2016 as presented.
 Seconded by John Lillich
 Roll call: 4 Ayes
 Motion Passes

Minutes of June 2, 2016

MOTION: Michael Tyler moved to approve the May 19, 2016 as presented.
 Seconded by John Lillich
 Roll call: 4 Ayes
 Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

No Public Input

Public Portion closed at 7:02 P.M.

1.) AM Dinunzio Trust

2877 Rockefeller Rd. – New Home – PPN: 31-A-006-0-00-016-0

Plans stamped received in Building Department 6/17/16

Plans reviewed by Building Department 6/28/16

Present: A.J. Dinunzio (owner) and Bruce Hilger (builder)

Owner/Representative Comments:

- Roof shingle color is Patriot Slate. Siding will be Fieldstone Flint. Accent color on the windows and door trim is Evening Shadow
- Sample of the vinyl shake was shown. Color of the Shake and the front door will be burgundy.
- The fieldstone on the bottom is a darker charcoal gray called Graphite
- The pillars and the three 8-foot standard panelized garage doors will be white.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich).It will be a nice looking house. I like how you have trimmed out the garage doors and side entrance doors. We would like you to trim the windows out the same way. *We will do it.*

(Hallum).Do you plan to wrap the stonework around the corner? *The drawing does show that it wraps a little around the corner but not all around the house.*

(Lillich) We want an 18-24 inch return for the stonework.

MOTION: John Lillich moved to approve the New House at 2877 Rockefeller Rd. pending the applicant trimming the windows 3-4 inches like the doors and wrapping the corners 18-24 inches on the corners.
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes: 4/0

2.) Bob and Barb Mihalic

30421 Meadowbrook Dr. – 1-Story Addition – PPN: 31-A-013-D-00-039-0

Plans reviewed by Building Department 6/28/16

Present: Joe Calderwood (architect) and Bob Mihalic (owner)

Owner/Representative Comments:

- 1st floor sunroom addition on the of the existing 2-story home.
- Materials for the shingles and siding will match
- TimberTech to be used for the deck and railing. The deck will be tied in the back.
- Pictures of house were shown

City Engineer's Comments (DiFranco):

No Comments

Building Commissioner (Wyss):

No variances are required

Board Comments

(Lillich) Everything will be matching. It will be a nice addition.

(Smith) It is a pretty straight forward addition with everything matching.

(Hallum) These are new windows? *Yes.* Do you have the trim? *Yes, everything will match the house.*

(Wyss) Is there a reason that you are putting a full basement under the addition? *It will be my workroom.*

MOTION: Michael Tyler moved to approve the plans for the 1-Story Addition at 30421 Meadowbrook Dr. with the condition that the trim matches the existing house and that the windows are wrapped.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous
Motion Passes: 4/0

3.) Wendy Luck

2515 Maple Hill Dr. – Single Family Residence – PPN: 31-A-012-H-00-008-0

Plans stamped received in Building Department 6/27/16

Plans stamped reviewed by Building Department 6/28/16

Present: Rick Carabine (ProBuilt) for Wendy Luck.

Owner/Representative Comments:

- New home is almost 4000 sq. ft. colonial style with 4-inch Tuscan Clay color siding, Weathered Wood color dimensional shingles and Castlegate limestone.
- Frieze board, gutters and soffits will be Tuscan Clay to match.
- Double mahogany front doors will be stained black.
- Window wraps and shutters will be a similar color to match.

City Engineer's Comments (DiFranco):

They have addressed all of our comments.

Board Comments

(Smith) It is always nice to comment when we get superbly designed homes. This is one of them. They have done what we always ask, even mullions and muntins all the way around. The stone wraps 18 inches so it creates a volume.

(Tyler) Trim on the rear of house is spectacular.

(Wyss) ProBuilt Homes is the only builder that has these structural aspects on the stem walls.
[Example on page 3]

MOTION: Michael Tyler moved to approve the plans for the Single Family Residence at 2515 Maple Hill Dr. as submitted.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous
Motion Passes: 4/0

PLANNING COMMISSION

Public Portion opened at 7:22 P.M.

No Public Input

Public Portion closed at 7:22 P.M.

No Pending Business

UNFINISHED BUSINESS

Master Plan will be postponed until the August 4th meeting.

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

The Planning and Zoning Committee met on July 14th. The majority of PCABR were unable to attend. We introduced topics and concerns. The next meeting will be scheduled based on everyone's availability. Emails will be sent out. We would love to have the input of at least 3-4 members of PCABR in addition to the Committee. We need to allow a seven day notice for publication.

(Tyler) They had good ideas and the meeting was well done.

BUILDING COMMISSIONER'S REPORT

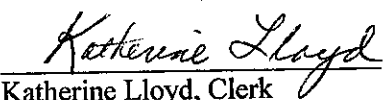
- A resident observe an excavator dumping asphalt on Hayes Drive. He is clearing and putting the excess in river with a ramp. Mr. Wyss met with the driver while he was speaking with one of the City Police. He admitted that Larry Severino told him to do it. I sent a letter regarding need for a permit on Hayes Drive. They have 10 days to respond. There are three complaints: one on the Flood Plain and two on 1167. Hayes Drive is a Protected Area. You cannot even build a new house there.
- Fences are going up at the horse farm.

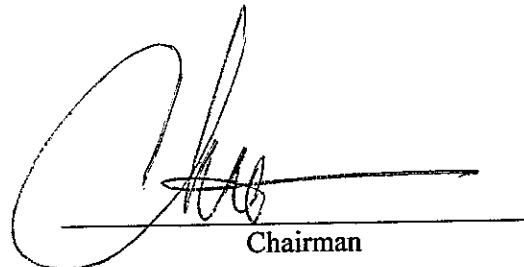
CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes 4/0

Meeting Adjourned at 7:27 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 7.21.16